

<b>PETITION NUMBER:</b>	1006-PUD-06	
<b>APPROXIMATE LOCATION:</b>	2432 South Street	
<b>PETITIONER:</b>	Westfield Investments, LLC	
<b>REPRESENTATIVE:</b>	Jim Anderson	
<b>REQUEST:</b>	Change in zoning of approximately 9.5 acres to the Kalorama Park PUD District.	
<b>CURRENT ZONING:</b>	AG-SF1	
<b>STAFF REVIEWER:</b>	Ryan Schafer	
<b>ZONING HISTORY:</b>	None	
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. TAC Letter</li><li>4. Revised PUD Ordinance</li><li>5. Neighborhood Meeting Report</li></ol>	

### **PETITION HISTORY**

This petition was introduced at the May 10, 2010 City Council meeting. It was reviewed at the May 25, 2010 Technical Advisory Committee meeting, and it received a public hearing at the June 21, 2010 Advisory Plan Commission (the “APC”) meeting. The Petition is scheduled to receive a recommendation from the APC at the July 19, 2010 meeting.

### **PROCEDURAL**

- The recommendation of approval from the APC to the City Council may be made at the March 15, 2010 APC meeting.

### **PROJECT OVERVIEW**

#### **Project Description**

The subject property is approximately 9.5 acres in size and is located northwest of the intersection of South Street and Oak Road (the “Property”). The proposed Planned Unit Development (“PUD”) Ordinance allows for a maximum of 40 single family dwelling units. The dwelling units will be arranged into “Clusters” of 4 to 12 units per cluster, so that open space and tree preservation can be maximized. The PUD Ordinance establishes two sets of “Cluster” standards: 1) “Cottage Clusters” and 2) “Small Home Clusters”, each accommodate a variety of dwelling shapes, color schemes and architectural features.

The PUD Ordinance proposes several alternative transportation routes throughout the Property, including: a segment of the Midland Trace Trail; a north-south trail (named “Lovers Lane”) which would connect Midland Trace Trail to South Street; and a network of pedestrian pathways throughout the Property. The Property would include a significant amount of preserved open space. Within these areas, Tree



Protection Zones are established to mitigate the threat of existing, mature trees being harmed during and after the development/construction process.

#### Cottage Cluster Configuration

The PUD Ordinance requires residential structures within Cottage Clusters to be oriented so that the front elevation is facing a common open space, not a roadway. Vehicular access to and from individual lots will occur at the rear of each individual property, and will be accessible from an alley.

#### Small Home Cluster Configuration

Individual dwellings within the Small Home Clusters, unlike the Cottage Clusters, will be oriented so that front elevations are facing the internal roadway of the PUD. Small Home Clusters will allow vehicular access on either the internal roadway or an alley (if an alley directly abuts an individual property).

#### Comprehensive Plan (Feb 2007, as amended)

The Westfield-Washington Township Comprehensive Plan identifies the Property as being located within the “Downtown” land use classification. This classification recommends a diversity of land uses, including residential development.

#### Thoroughfare Plan (Feb 2007, as amended)

The Westfield-Washington Township Thoroughfare Plan identifies South Street as a “Collector” street, with a half right-of-way requirement of 35 feet.

#### Annexation

The Property is not within the corporate boundaries of the City of Westfield today. The Community Development Department will work with the petitioner to ensure proper annexation of the Property at the appropriate time.

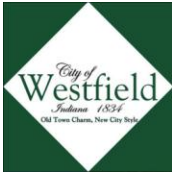
#### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

### **STATUTORY CONSIDERATIONS**

Ind. Code 36-7-4-603 states that when considering requests for changes in zoning, reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.



## WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

July 19, 2010

1006-PUD-06

### **PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	04/30/10	-	Submitted
Fees	05/21/10	-	Paid
Legal Description	04/30/10	-	Submitted
Consent Form	None	-	N/A
Neighbor Meeting	06/17/10	-	Meeting Held
PUD Ordinance	04/30/10	07/16/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/15/10	Meeting Held
Notice - Sign on site	06/17/10	Posted
Notice – Newspaper	05/25/10	Published
Notice – Mail	06/09/10	Postmarked

### **STAFF COMMENTS**

Forward a positive recommendation of the Kalorama Park PUD to the City Council.

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***RAS***